

From: [Poppy Scharkie](#)
To: [Sorell Council](#)
Subject: Sorell Draft Local Provisions Schedule
Date: Monday, 16 August 2021 3:33:16 PM
Attachments: [image001.png](#)
[LPS submission - Arthur Hwy and Kidbrook.pdf](#)

To Whom It May Concern,
Please find attached our representation on behalf of the owners of the subject land at Arthur Highway (CT 114604/2) and 3 Kidbrook Road, Sorell.

Kind Regards,

Poppy Scharkie

Graduate Planner

Monday & Thursday 9-5pm

Tuesday & Wednesday 9-2pm

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16 August 2021

General Manager

Sorell Council

By email: sorell.council@sorell.tas.gov.au

Dear Mr Higgins

SUBMISSION - SORELL DRAFT LOCAL PROVISIONS SCHEDULE
ARTHUR HIGHWAY AND 3 KIDRBOOK ROAD, SORELL

I write to make a submission in relation to land at Arthur Highway (CT 114604/2) and 3 Kidbrook Road, Sorell, described in the figure below:



Figure 1: Subject land location with topographic plan www.thelist.tas.gov.au © The State of Tasmania

The land has been earmarked within the Sorell Land Supply Strategy 2019 to be zoned to General Residential to support the increasing demand for urban residential land with the municipality and region and the local strategy has been endorsed by Sorell Council. The endorsed masterplan is in the following figure:

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Figure 2: Sorell Township Growth Area Masterplan (Echelon Planning & Sorell Council 2019)

The Sorell Draft Local Provision Schedule indicates these two parcels are proposed to be zoned Rural. This proposed zoning is not appropriate in the context of the Sorell Land Supply Strategy 2019.

The purpose of the Rural zone is:

To provide for a range of use or development in a rural location:

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
- (b) that requires a rural location for operational reasons;
- (c) is compatible with agricultural use if occurring on agricultural land;
- (d) minimises adverse impacts on surrounding uses.

To minimise conversion of agricultural land for non-agricultural use.

To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

The rural zone provides for use and development which may fetter the potential future use of the site including uses such as extractive industries, manufacturing and processing, and resource processing - all of which are permitted uses in the zone. There are no uses standards to regulate and mitigate the impact of these permitted uses on the potential future use of the site for residential use. We, therefore, submit

that the Future Urban zone is a more appropriate zone for the subject land. The purpose of the Future Urban zone is:

30.1.1 To identify land intended for future urban use and development.

30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.

30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.

In *Section 8a Guideline No 1 - local provision schedule (LPS): zone and code application (version 2_ June 2018)* the zone application guidelines for the Future Urban zone are as follows:

FUZ 1 The Future Urban Zone should be applied to land identified for future urban development to protect the land from use or development that may compromise its future development, consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

FUZ 2 The Future Urban Zone should be applied to land within an interim planning scheme Particular Purpose Zone which provides for the identification of future urban land.

FUZ 3 The Future Urban Zone may be applied to land identified in an interim planning scheme code or specific area plan overlay which provides for future urban land.

FUZ 4 The Future Urban Zone may be applied to sites or areas that require further structure or master planning before its release for urban development.

The subject land has been identified for future urban development within the Sorell Land Use Strategy 2019. This is a detailed local strategic analysis that has been endorsed by the Sorell Council. The following will provide evidence which indicates that zoning this land future urban is consistent with this detailed analysis and the Southern Regional Land Use Strategy.

Although the subject land is outside of the urban growth boundary, recent amendments to the NRLUS allows land zoned Future Urban which is outside but immediately adjacent to the UGB to be rezoned in the future as needs arise.

The future urban zone is not explicitly an urban zone in that the purpose of the zone is to protect land for future urban development through limiting use and development. It is one of the most restrictive zones within the Tasmanian Planning Scheme. Importantly, because of these restrictions, the zone appropriately controls future urban growth.

Zoning land outside the urban growth boundary to future urban is consistent with the Regional Land Use Strategy in that greenfield development is not provided for outside of the urban growth boundary, merely the future opportunity for greenfield development through the protection of the land from use and development which may compromise any future urban use.

An Urban Growth Boundary Amendment or amendment to the SRLUS would still be required prior to a Planning Scheme Amendment for the rezoning of the land to an urban zone, as per the regional land use strategy. Both applications would need to address the objectives of the Land Use Planning and Approvals Act; the Southern Regional Land Use Strategy, relevant state policy and local strategies and plans.

The Sorell Land Supply Strategy 2019 has already demonstrated a need and demand for this land within the growing municipality. Zoning the subject land Future Urban will mitigate many of the issues which could arise as a result of land-use conflict and compromising conversion of the land.

By zoning the land Future Urban, this also does not preclude it from being zoned an alternative non-urban zone following any review of the Southern Regional Land Use Strategy. However, by zoning it future urban it recognises that investigation into the sustainable and strategic growth of the Sorell Township has occurred and this land has been earmarked as the most appropriate location for expansion.

Please feel free to contact us to discuss these matters should you wish further clarification.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Irene Duckett', is displayed within a light blue rectangular box.

Irene Duckett
Director and Principal Planner
IRENEINC PLANNING & URBAN DESIGN